180.0	0010	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	765,400	/	765,400
USE VALUE:	765,400	/	765,400
ASSESSED:	765,400	/	765,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
504		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNIFF DONALD J & MAUREEN C
Owner 2:	TRS/ DONALD J CANNIFF REVOCABL
Owner 3:	MAUREEN C CANNIFF REVOCABLE TR
Street 1:	28 FABYAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANNIFF DONALD/MAUREEN -
Owner 2:	TRS/504 APPLETON TRUST -
Street 1:	28 FABYAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,520 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1948, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9520.000	271,500		493,900	765,400
Total Card	0.219	271,500		493,900	765,400
Total Parcel	0.219	271,500		493,900	765,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.35 | /Parcel: 491.3

Legal Description

User Acct 122487

GIS Ref

GIS Ref

Insp Date 07/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 180.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,600	0	9,520.	493,900	765,500	765,500	Year End Roll	12/18/2019
2019	101	FV	214,700	0	9,520.	486,900	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	214,300	0	9,520.	374,000	588,300	588,300	Year End Roll	12/20/2017
2017	101	FV	214,300	0	9,520.	352,800	567,100	567,100	Year End Roll	1/3/2017
2016	101	FV	214,300	0	9,520.	324,600	538,900	538,900	Year End	1/4/2016
2015	101	FV	205,800	0	9,520.	303,400	509,200	509,200	Year End Roll	12/11/2014
2014	101	FV	205,800	0	9,520.	279,400	485,200	485,200	Year End Roll	12/16/2013
2013	101	FV	205,800	0	9,520.	279,400	485,200	485,200		12/13/2012

!14178!

PRINT

Date	Time
12/11/20	04:03:00

LAST REV

Date	Time
12/31/18	12:53:08

mmcmakin

14178

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANNIFF DONALD/	71911-355	1	11/20/2018	Convenience	1	No	No		
CANNIFF DONALD/	41647-13		12/19/2003	Family	1	No	No		
BURNS RAYMOND G	37516-142		12/21/2002		394,000	No	No		
	10231-424		3/13/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2002	503	Re-Roof	3,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	CC	Chris C
12/18/2008	Measured	336	PATRIOT
3/13/2003	MLS	MM	Mary M
3/3/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9520		Sq. Ft.	Site		0	70.	0.74	6									493,922						493,900	

Total AC/HA: 0.21855 | Total SF/SM: 9520 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 493,922 | Spl Credit | Total: 493,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	179.963
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393452
Depreciation:	121970
Depreciated Total:	271482

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

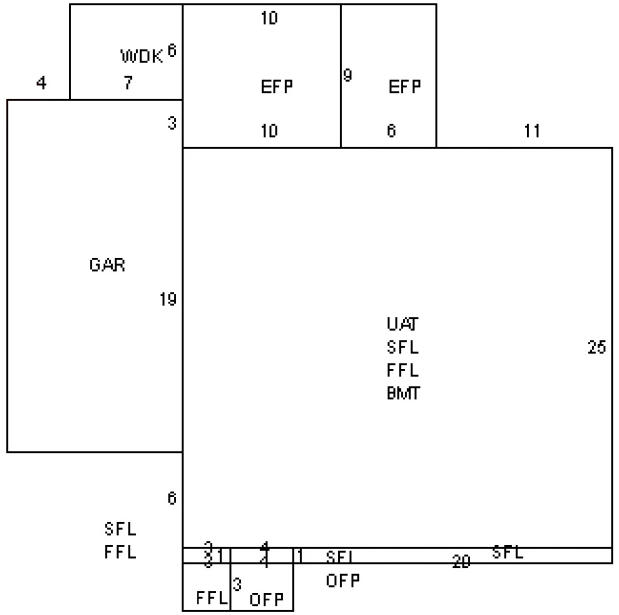
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.96
Special Features:	0	Val/Su Net:	101.42
Final Total:	271500	Val/Su SzAd	195.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	702	179.960	126,334
FFL	First Floor	687	179.960	123,635
BMT	Basement	675	62.760	42,364
GAR	Garage	242	25.010	6,053
UAT	Upper Attic	169	71.990	12,147
EFP	Enclos Porch	144	45.550	6,560
WDK	Deck	42	15.800	664
OFP	Open Porch	16	43.450	695
	Net Sketched Area:	2,677	Total:	318,452
Size Ad	1389	Gross Are	3183	FinArea 1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

180.0-0010-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	